WARRANTY DEED

Karen Johnson Davidson County
Batch# 983335 **DEEDWARR**
03/22/2023 10:37:50 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20230322-0020698

File No. BC-22-3663

JENNIFER WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2023

Notary Public

MY COMMISSION EXPIRES: 10/23/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean Damrich Sullivan and Duard Stephenson Sullivan	First Horizon Bank	
(NAME)	(NAME)	
2025 Woodmont Boulevard, 331	165 Madison Avenue	117-11-0J-331.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Memphis TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **William Butterfield and Linda M. Butterfield, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jean Damrich Sullivan, an unmarried woman, and Duard Stephenson Sullivan, a married man, as Joint Tenants with Right of Survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 331 as specified on the Plat shown in the Master Deed, on the Plan of The Hillmont Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Hillmont Condominiums, of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415, Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of The Hillmont Condominiums, for placement of Units, as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to William J. Butterfield and Linda Butterfield, husband and wife, by Warranty Deed dated June 15, 2017 from David A. Floyd, Jr., married, of record in Instrument No, 20170616-0060734 Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "C" to the Master Deed in Instrument No. 20040209-0015685, Re-Recorded in Instrument No. 20040212-0017074 and Exhibit "A" to the First Amendment in Instrument No. 20050404-0036415, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed of The Hillmont Condominiums, of record in Instrument No. 20040209-0015685, Re-Recorded in Instrument No. 20040212-0017074, amended in Instrument No. 2005404-0036415 and By-Laws of The Hillmont Homeowners' Association, Inc. appended thereto in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee. 3) Right of Entry Agreement of record in Book 9921, Page 621, said Register's Office. 4) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20110930-0075711, said Register's Office. 5) Taxes for the current year prorated and assumed by the Grantee.

This instrument is being executed on behalf of William Butterfield aka William J. Butterfield and Linda M. Butterfield, pursuant to a Power of Attorney executed by them on the 27th day of February, 2023, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 21st day of March, 2023.

William Butterfield by Ryan Lux attorney in fact

William Butterfield by Ryan Lux, Attorney-In-Fact

Linda M. Butterfield by Ryan Lux attorney in fact

Linda M. Butterfield by Ryan Lux, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Ryan Lux**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for William Butterfield, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said William Butterfield, for the purpose therein contained, by signing the name of William Butterfield, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of March, 2023.

Notary Public

My Commission expires: 7/4/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Ryan Lux**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Linda M. Butterfield, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Linda M. Butterfield, for the purpose therein contained, by signing the name of Linda M. Butterfield, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of March, 2023.

Notary Public

My Commission expires: 7/4/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026